

**COLUMBIAN PARK NEIGHBORHOOD  
LAFAYETTE, INDIANA**

**AN AMENDMENT TO  
THE ADOPTED LAND USE PLAN**

**PREPARED FOR MEMBERS OF  
THE COLUMBIAN PARK NEIGHBORHOOD  
BY THE STAFF OF  
THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY  
ADOPTED AS REVISED BY THE AREA PLAN COMMISSION OF  
TIPPECANOE COUNTY: JUNE 19, 2002**

**ADOPTED BY THE LAFAYETTE CITY COUNCIL:  
JULY 1, 2002**

**THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY  
20 NORTH THIRD STREET  
LAFAYETTE, INDIANA 47901-1209  
765-423-9424**

**JACK D. RHODA, PRESIDENT  
JAMES D. HAWLEY, EXECUTIVE DIRECTOR**



Document #: 02022980

Date: 7-26-02 Time: 3:34 PM

Pamela K. Berglund, Tippecanoe County Recorder

## CERTIFICATE

As Executive Director to The Area Plan Commission of Tippecanoe County, pursuant to *Indiana Code Section 36-7-4-511*, I, James D. Hawley, do hereby certify to the Tippecanoe County Recorder:

that pursuant to statute, *The Comprehensive Plan for Tippecanoe County* and its various elements were previously adopted and recorded in the Office of the Tippecanoe County Recorder as Record No. Misc. 81, page 434, on October 23, 1981;

that the attached text and graphics, known as the ***Columbian Park Neighborhood, Lafayette, Indiana: An Amendment to the Adopted Land Use Plan***, and being an amendment to the *Land Use Element* of the previously adopted *Comprehensive Plan for Tippecanoe County*, was adopted for the City of Lafayette pursuant to *Indiana Code Section 36-7-4-508(b)* at a public hearing of The Area Plan Commission of Tippecanoe County held June 19, 2002;

that notice for this hearing was made in accord with *Indiana Code Section 36-7-4-507*;

that pursuant to *Indiana Code Section 36-7-4-508(b)*, I did certify this amendment to the Common Council of the City of Lafayette, Indiana; and

that pursuant to *Indiana Code Section 36-7-4-509(a)*, this amendment was adopted on July 1, 2002 by Resolution of the Common Council of the City of Lafayette, Indiana, as attached.

All the above items I do hereby certify on this 24th day of July, 2002.

  
JAMES D. HAWLEY, Executive Director

  
Attest, Julie Holder



## INTRODUCTION

Residents of the Columbian Park Neighborhood have expressed concern in recent years over changes in the local land use pattern. Discussions during the neighborhood group's meetings led residents to seek help from the Lafayette City Council.

In cooperation with the City of Lafayette and Columbian Park Neighborhood, Lafayette Neighborhood Housing Services, Inc. had previously developed a document called *Columbian Park Focus Area Plan*, published October 26, 1999. That Focus Area plan was adopted by the neighborhood and the Lafayette City Council and organized the neighborhood in preparation for the land use planning process.

On February 7, 2000, the City Council adopted Resolution 2000-8. This document requested the Area Plan Commission of Tippecanoe County study the neighborhood, and create, with its residents and property owners, first a Land Use Plan amendment and secondly a zoning proposal, consistent with the principals of the Unified Zoning Ordinance. The resolution set study area boundaries east of 18<sup>th</sup> Street, south of Ferry, west of Earl Avenue, and north of Kossuth and Main Streets.

APC Senior Planner Kathy Lind and Current Planner John Burns met with the neighborhood group initially in November 2001. At that meeting, future meeting dates and topics were discussed and members learned about research tasks that they would need to accomplish, including:

- Planned changes to non-government utility infrastructure
- Survey of street, alley and sidewalk conditions
- Checking with the City's Community Development Office and also Neighborhood Housing Services to discover what neighborhood reinvestment monies are available
- Institutional expansion: specifically Columbian Park and Lafayette Home Hospital

The planners agreed to help the Columbian Park Neighborhood establish goals and develop a land use plan based on those goals and the assembled data, and to discuss other actions the neighborhood might take in its own behalf.

The land use plan embodied in this report, serves as a development guide for the neighborhood. Planning staff has written it as a proposed amendment to the *Land Use Element* of the adopted *Comprehensive Plan for Tippecanoe County*. The Area Plan Commission and the Lafayette City Council must hold public hearings on this amendment prior to its adoption.

Following adoption, this plan should at least serve as a policy guide to the City Council, the City Engineer's Office and the Lafayette Division of the Area Board of Zoning Appeals. It is up to the members of the Columbian Park Neighborhood to monitor the activities of these groups, and provide them input when necessary. This ongoing partnership between the neighborhood, City Hall, and APC will result in other neighborhood revitalization strategies, also designed to achieve the established goals. Also, the plan will serve as a guide for a neighborhood-wide rezoning proposal per the City Council's resolution.

#### **DEFINING PROBLEMS AND SETTING GOALS:**

Problem identification is the first and most basic step in this neighborhood planning process. Before we can plan for the future in a meaningful way, we must identify the problems that need to be addressed in our planning effort.

The Area Plan Commission has long held that citizens do the best job of problem identification. Although the Columbian Park Neighborhood meetings have not always been attended by great numbers, there has always been a good cross-section of interested persons. Landlords, residents, homeowners and owners of businesses located within the neighborhood have all been active participants in these meetings. As a first step, the group set a meeting for December 4<sup>th</sup> 2001

to participate in a problem identification exercise. Fourteen citizens attended, as did four staff members from the Area Plan Commission.

We use a technique called Nominal Group Process in situations like this. We use it because it ensures input from everyone who attends the meeting. Staff divided the participants into three subgroups. We assigned a staff member to work with each subgroup.

Participants had ten minutes to list their responses to this question:

*What do **YOU** think are the problems and challenges facing the people of the Columbian Park Neighborhood over the next 10 or 15 years?*

Within each subgroup, participants read their responses in turn, as Staff members wrote them down. This continued until all participants had expressed all items on their lists.

Still within subgroups, participants voted their choice of the five most significant responses. Then the full group reassembled, discussed and combined their "Top 5" lists, and then voted on one final list of responses. Staff tallied the ballots, reported briefly to the participants, and put the results of the December meeting in written form. (A copy of these results, which include all of the responses made that evening, and how they were prioritized, is included as an appendix to this report.) Because there was such a low turnout at the December meeting (14 persons is less than 1% of the population for the entire neighborhood), it was decided that the data gathered was insufficient as a basis for a land use plan proposal. Conversations with leadership of the neighborhood group and with the representative from Lafayette Neighborhood Housing Services (NHS) resulted in the decision to further discuss results of the Nominal Group Process at the January meeting. NHS also volunteered to mail a survey to all residents and property owners of the neighborhood. The survey included the following four questions:

1. What are the greatest strengths of the Columbian Park Neighborhood?
2. What are the greatest weaknesses of the Columbian Park Neighborhood?
3. What do you believe are the three greatest challenges to CPN's future?
4. Any other comments?

Of the over 1000 mailings, a total of 28 surveys were returned. At the February meeting, Adam Murphy of NHS presented to the Neighborhood Group the results of the survey. (A copy of all responses gathered is included as an appendix to this report.)

What follows is the Statement of Goals for the Columbian Park Neighborhood. Planning staff derived these by compiling problems and challenges raised by participants at the December nominal group process session, discussion of those results held at the January meeting, and NHS survey results. This list was approved by the Neighborhood Group at its meeting on April 11, 2002.

### **A LIST OF THE GOALS & OBJECTIVES FOR COLUMBIAN PARK NEIGHBORHOOD**

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- **Maintenance:**

- A. Upkeep and maintenance on both rentals and owner-occupied houses is needed as well as maintenance on surrounding yards, backyards and alleys.
- B. Maintain and replace aging infrastructure within the area.
  - 1. Sewer system
  - 2. Sidewalks and curbs

- **Residency:**

- A. An increase in the number of rentals has been noticed. The neighborhood would like to encourage owner-occupancy.



- B. Multi-family residences and conversion of existing houses into apartments should be discouraged.

- **Traffic:**

- A. South Street – the neighborhood appears divided on whether or not widening South Street would be a good thing. It is clear that any improvements would greatly impact the neighborhood; therefore the residents of the area would like to be involved in any future plans.
- B. Increased traffic and lack of traffic law enforcement, primarily from speeding cars, needs to be addressed.
- C. Parking – Spillover parking from both the hospital and the park causes problems for residents. Also, allowing parking on both sides of certain narrow streets makes the streets difficult to navigate.

- **Columbian Park:**

- A. Keep what's good in the park – Colt World Series, Tropicanae Cove, the Zoo; and continue efforts to improve the Park's facilities.
- B. Do not allow the park to encroach into the neighborhood either with physical features or with visitors' parked cars.
- C. Keep the area safe – Monitor park for gangs and vandalism – protect residents from “outsiders” using park facilities.

- **Home Hospital:**

- A. The Neighborhood is concerned with “hospital sprawl” and would like to keep an open dialogue with the hospital administration.

- **Zoning:**

- A. Keep businesses from encroaching into residential areas; however,
- B. Don't eliminate existing business zoning, rather make zoning changes fit existing uses.

In February, representatives from the Lafayette Parks Department and Greater Lafayette Health Services (Home Hospital) spoke to the group about plans each organization had for the Columbian Park Neighborhood. The Parks Department has no plans to expand the park beyond its current boundaries.

Greater Lafayette Health Services is planning to expand its holdings in several areas. The existing parking garage on Ferry and 26<sup>th</sup> Streets will be enlarged sometime this year. Several houses which it currently owns, lining the west side of 27<sup>th</sup> Street, will be razed to make room for the parking garage addition. From South Street north to Ferry, 22<sup>nd</sup> east to 27<sup>th</sup> Streets, this area encompasses the hospital's expansion plans within the Columbian Park Neighborhood.

The area north of the Columbian Park Neighborhood, namely Ferry Street to Cason Street and 24<sup>th</sup> Street east to 30<sup>th</sup> Street is also occupied by the hospital and several associated healthcare businesses. Greater Lafayette Health Services also has plans for this area. Though it is not part of the Columbian Park Neighborhood, it was decided to include these several blocks, clearly within the hospital's sphere of influence, in this Land Use Plan and future zoning map proposal. By doing so, all of the hospital's current holdings and future plans will be part of one plan amendment and one zoning proposal.

At the March meeting, the group heard reports from the volunteers who had gathered information as well as from staff members, who presented a map at the neighborhood's request, that showed existing non-conforming uses.

The utility companies that were contacted, including Cinergy PSI, Verizon, and Insight Communications, stated that no new projects have been planned for the Columbian Park neighborhood. Of course, substantial growth or a large development would require review and possibly some adjustments by the utilities.

In response to several questions regarding the future of SR 26, the following information was gathered. When US 231 is built to connect with US 52 West later this decade, SR 26 (that portion from the Wabash River to US 52 South) will be relinquished. Because of this, INDOT has no long-range plans for improving this stretch of highway. When it is relinquished, it will be a city street and up to the city to maintain and improve. Because the street will still be part of the National Highway System, any improvements done will be at a higher design standard.

Other information regarding available neighborhood reinvestment programs:

Lafayette Community Development - The President's Triangle portion of the Columbian Park Neighborhood (bounded by South Street, 18<sup>th</sup> Street and Scott Street) is the only part of the neighborhood currently eligible for CDBG funds. Sidewalks along Scott Street were replaced last year using these funds,

and portions of the sidewalks along Lincoln Street are scheduled for replacement later this year. Lafayette Community Development has set aside \$90,000 for improvements to sidewalks within Columbian Park Neighborhood which would be available beginning July 1, 2002.

The SHARP Program, which is available citywide, provides funds to income-eligible senior citizens for minor emergency home repairs.

Lafayette Neighborhood Housing Services – The organization has rehabbed four homes in the neighborhood. Columbian Park is also targeted for special loan products that offer affordable interest rates and down payment assistance to new homebuyers.

## **GENERATING A LAND USE PLAN**

With staff assistance, the Columbian Park Neighborhood has designed a neighborhood land use plan to help achieve some of the goals established and approved at the April meeting.

Questions for the group included:

- Where does the line get drawn around the medical business area?
- Should the Plan reflect the existing zoning pattern or rather the way the neighborhood actually developed?
- Should existing boundaries between high-density and low-density areas be maintained?

- Should those parts of the neighborhood with scattered duplex development maintain their higher density?
- How can we preserve and maintain existing business uses in the neighborhood while ensuring that additional business incursions into the residential community do not happen?

The group present at the April meeting was small, but was once again comprised of a cross-section of people interested in their community: homeowners, business owners, and hospital representatives. At that meeting, a consensus was reached regarding a proposed land use map.

## THE PLAN

The Columbian Park Neighborhood Association's answers to the questions posed above led to the proposed map, which is called the Preferred Land Use Map. This scenario, shown on the following page, will now serve in this context as an amendment to the *Land Use Element* of the adopted *Comprehensive Plan for Tippecanoe County*. It is the Land Use Plan for the Columbian Park Neighborhood, and its components are as follows:

- The group has always stressed that existing businesses in the immediate area are an asset to the neighborhood and should be allowed and encouraged to remain. Based on that feeling, which is also apparent in some of the goals and objectives the neighborhood established, the group strongly decided that all businesses currently zoned commercially should retain business zoning. Therefore, the preferred land use map

designates all existing business uses currently zoned for business, with either an urban commercial or a commercial industrial future.

- The Neighborhood group also decided to add a statement to the preferred land use map, which states, “The Columbian Park Neighborhood Association has agreed to maintain and respect existing medical, business and residential uses.” In other words, where possible, the preferred land use map will serve to protect the existing uses found in the neighborhood.
- It was decided that South Street should be maintained as the dividing line between hospital related medical uses and residential areas. The boundaries given to the group by Greater Lafayette Health Services would be used on the Land Use Map and designated “Medical Business”.
- It was decided that the mix of commercial and industrial uses that line the west side of Earl Avenue would be maintained. The boundary separating business and residential uses would be drawn along the alley between Earl and 31<sup>st</sup> Street for the most part. That line would cross the alley in two places: south of Brice Street where the lots are paved over and currently used as commercial parking, and one lot on the south side of South Street. North of South Street, the existing commercial area covers the entire block as the proposed map mirrors.
- The several small neighborhood-oriented commercial nodes found at the corners of Columbian Park and along the neighborhood’s border streets would be maintained. Wallace Avenue and Main Street, Scott and Main, and Scott and South Streets all have an Urban Commercial designation, as does the corner of 26<sup>th</sup> and South and the corner of Ferry and 22nd. Commercial Industrial was used to describe the corner of 18<sup>th</sup> and South, and Jackson Street and Main.
- It was noticed that although R2 zoning exists along 31<sup>st</sup> Street, both north and south of South Street, very few duplexes are located in these areas.

The group decided to describe the future of these two areas as they were developed: as having a Low-density Urban Residential future. A mix of single, two-family and multi-family dwellings currently exist on the south side of South Street. For that reason, it was decided to pinpoint this area as having a Low to Moderate-density Urban Residential future. This same designation was given to the residential areas surrounding the park to the north/northwest and to the east/southeast.

- The park was logically labeled “Public Parkland”.

In a nutshell, the Plan proposed here would maintain businesses existing along the edges of the neighborhood and at the corners of the park. Higher density housing would be permitted in areas where there are currently a bigger proportion of duplex and multi-family dwellings. A low-density residential future is planned for those areas where the vast majority of uses are single-family dwellings. Areas earmarked for a medical business future are those lots north of South Street, which the hospital already owns or for which the hospital already has plans.

## **IMPLEMENTATION STRATEGIES**

As adopted, this *Land use Plan* Amendment functions only as a policy guide to the City Council, local government agencies, the Area Plan Commission, and the Lafayette Division of the Area Board of Zoning Appeals. To ensure its value, this Land Use Plan must be implemented through a series of further actions. These include close contact between the neighborhood group and City officials regarding building code enforcement, and having a say in what

the City plans for South Street once it is relinquished by the State. The Columbian Park Neighborhood group must work to get more involvement from its residents, to build neighborhood pride and promote its “family-oriented” nature. It is important to establish communication links between neighbors and absentee landlords to help stimulate action to make improvements where needed to individual properties in the community.

Another implementation strategy is to revise the neighborhood’s zoning map to help in time, to move the neighborhood in the direction of its preferred Land Use Plan. This work will begin as soon as the Plan is adopted by the Area Plan Commission and Lafayette City Council as an amendment to the *Land Use Element* of the *Comprehensive Plan for Tippecanoe County*. The rezoning process begins with letters inviting the neighborhood to two APC Ordinance Committee meetings. Someone from the neighborhood group will present the association’s proposed zoning map to the Committee. These meetings culminate with the Ordinance Committee choosing a zoning map it prefers, which then is presented to the full Area Plan Commission and Lafayette City Council for action.



## **APPENDICES**

Nominal Group Process Results.....Appendix A

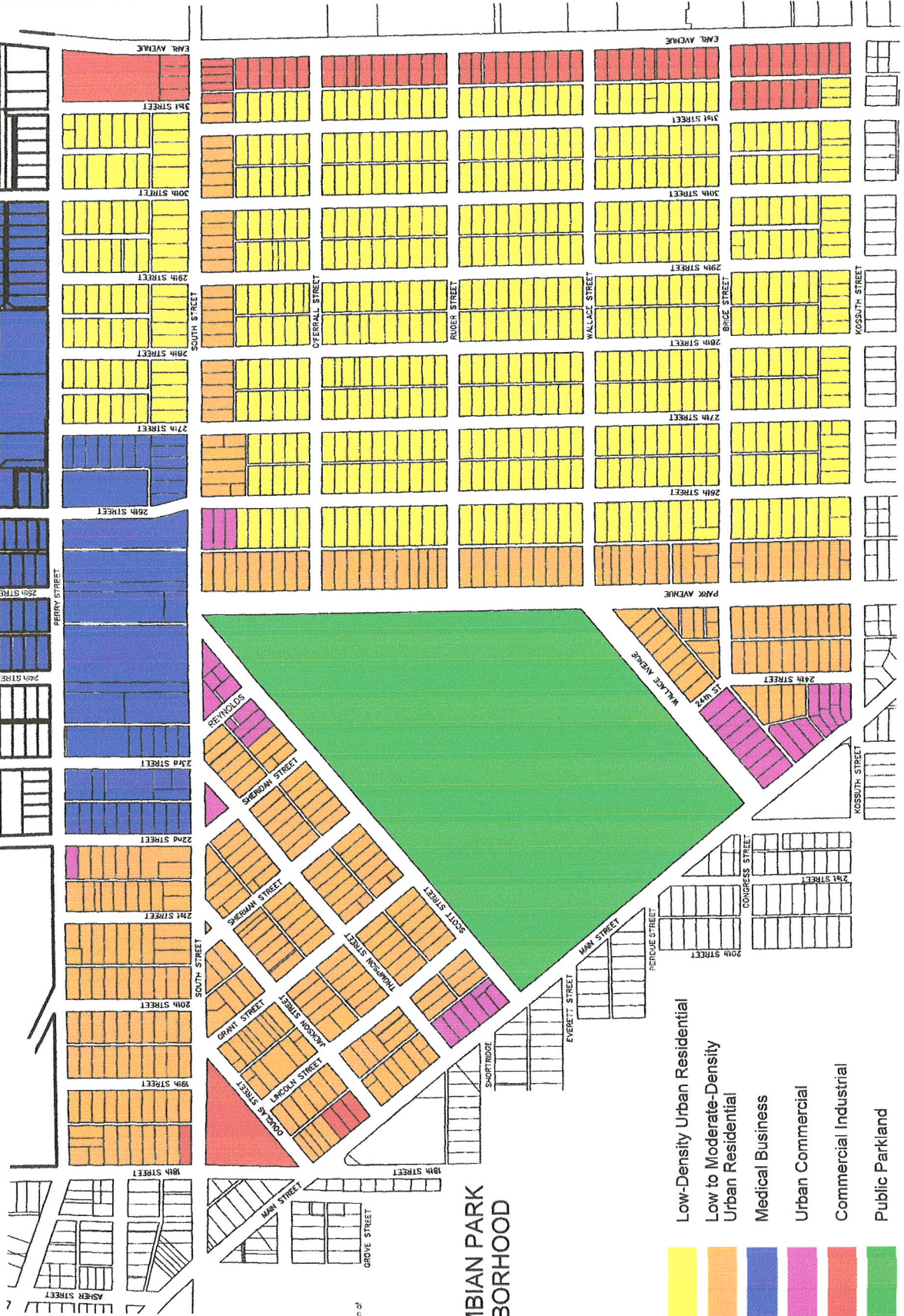
NHS Columbian Park Neighborhood Survey Results.....Appendix B

Neighborhood Meetings List of Attendees.....Appendix C



# PREFERRED LAND USE

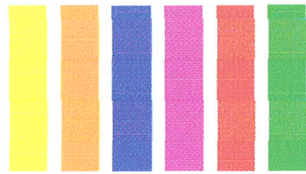
The Columbian Park Neighborhood Association has agreed to maintain and respect existing medical, business and residential uses.



Area Plan Commission of  
Franklin County  
Lafayette, IN 47901  
1765-423-8242

## COLUMBIAN PARK NEIGHBORHOOD

- Low-Density Urban Residential
- Low to Moderate-Density Urban Residential
- Medical Business
- Urban Commercial
- Commercial Industrial
- Public Parkland





## Appendix A

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|---|
| <p>Nominal Group Process<br/>December 4, 2001<br/>Columbian Park Neighborhood</p> |
|---|

*Final List prioritized by entire group:*

1. Multi-family/Rentals (increase in ratio of rentals) (old houses converted into apartments)
2. South Street widening
3. Institutional encroachment (Hospital and park)
4. Property conditions
5. Aging Infrastructure
6. Lack of rental inspection
7. Parking from hospital impacting surrounding properties
8. Parking on both sides of narrow streets
9. Maintaining and renovating Columbian Park
10. Don't change zoning

Top Five Picks from each group:

Group I. (Krista's)

- A. Traffic (widening South Street)
- B. Old houses converted into apartments
- C. Aging Infrastructure
- D. Parking on both sides of narrow streets
- E. Maintaining and Renovating Columbian Park

Group II. (John's)

- A. Multi-Family/Rentals
- B. South Street widening
- C. Columbian Park Parking
- D. Home Hospital Expansion
- E. Don't change existing zoning

Group III. (Heather's)

- A. Institutional encroachment
- B. Increase in ratio of rentals
- C. Lack of Rental Inspections
- D. Property conditions
- E. Parking from hospital

Final List (combination of all of the above):

- A. Multi-family/Rentals
- B. South Street widening
- C. Institutional encroachment (Hospital and Park)
- D. Lack of Rental Inspection
- E. Property conditions
- F. Parking from Hospital
- G. Don't change existing zoning
- H. Aging Infrastructure
- I. Parking on both sides of narrow streets
- J. Maintaining & Renovating Columbian Park



Total results from each group:

Group I. (Krista's)

- A. Uneven sidewalks
- B. Lights
- C. Old houses converted to apartments
- D. Aging Infrastructure
- E. Alley Maintenance (alley)
- F. Home Hospital employee parking on Park Street and in park
- G. Parking on both sides of narrow streets
- H. Maintaining and Renovation Columbian Park
- I. Traffic (widening South Street)
- J. Neighborhood Beautification
- K. Government Intervention
- L. Leaf pick-up
- M. Maintaining property

Group II. (John's)

- A. Widening SR 26 (South Street)
- B. Multi-family/Rentals
- C. Columbian Park parking
- D. Home Hospital Expansion
- E. Don't change existing zoning

Group III. (Heather's)

- A. Increase in ratio of rentals
- B. Institutional encroachment (hospital and park)
- C. Widening of SR 26
- D. Lack of Rental Inspection (& code enforcement)
- E. Parking from hospital
- F. Lighting from hospital
- G. Property conditions
- H. Speeding on Park Avenue





## Appendix B

### RESULTS OF COLUMBIAN PARK NEIGHBORHOOD SURVEY

#### WHAT ARE THE NEIGHBORHOOD'S **STRENGTHS?**

1. Location: (eighteen responses)

Proximity to shopping and medical services. Central location, we're close to everything in Lafayette. Located near major shopping areas, hospital, schools, and medical facilities. Central location. Proximity to the hospital. Inside the "bypass". Easy access to any location in town. It is in the center of town. Close to medical facilities. Not far to town or mall. Close to everything (work & business), central location. Proximity to hospital. It is in the center of the city, near to downtown, shopping malls. Not far from Purdue. It's in a great part of town. Close to shopping and medical facilities. Location (close to hospital, shopping, parks, schools). Its location.

2. Columbian Park: (thirteen responses)

Adjacent to excellent park recreation. A great park! - No matter what people say about Tropicanae Cove, Columbian park has something for everyone. The Park. Columbian Park complements the neighborhood. - Provides great activities for children. - Nice picnic and recreational facilities. Proximity to the park. Proximity of the park. Proximity to park. Columbian Park. Proximity to parks. It is near both Columbian Park and also Murdock Park. Close to park. Pool. Colt world series.

3. Historic Homes: (seven responses)

Historical older homes with potential for really nice homes. Older homes. Variety of housing. Great older homes with good neighbors. Big old homes. Variety and sizes of house, also being older and better built - family houses. Not a "cookie cutter" neighborhood - variety of home styles (architecture).

4. Well-kept Properties: (six responses)

House exteriors and yards fairly well maintained. Home Hospital and its medically related neighbors: their properties are well kept there is no non-conforming use and they make a positive contribution to the CPN. Pride in property and possessions. Good presentation - most houses are well kept, as are yards. Area between Kossuth and South Street - Nice quiet relatively well maintained homes. Well-kept homes and yards.

5. Mature trees: (five responses)  
Trees and green space. Beautiful trees and yards. Nice old trees.  
Established landscape – trees. Trees.
6. Neighborliness: (four responses)
  - a) Number of families and residents that agree. Sense of community in the people and the homes. Nice owner-occupied homes. Good neighbors.  
Safe, Quiet: (four responses)
  - b) Safety-very low crime area. Quiet, residential neighborhood. Quiet. Very safe area compared to many parts of town.
7. Pedestrian-oriented: (three responses)  
Pedestrian-oriented. Being “inner urban” and within strolling distance of such things that it provides - It’s cozy. Liveliness of the area when it’s warm and on the weekends.
8. Bus Service: (two responses)  
Available public transportation. Not far from bus service.
9. Miscellaneous: (one response each)
  - a) Curbs, gutter and streets in good condition and well lighted.
  - b) Larger businesses such as Walgreen’s are also desirable.
  - c) Ethnic mix.
  - d) Good schools.
  - e) Combination of residential, business, and industry in same area.
  - f) Low taxes.

## COLUMBIAN PARK NEIGHBORHOOD SURVEY RESULTS

### WHAT ARE THE NEIGHBORHOOD'S **WEAKNESSES?**

1. Rentals: (sixteen responses)

Real estate rentals. Rental units, homes. Non-owner occupation of residential units. Too many homes are being turned into rentals, which affects the quality of the neighborhood. Rental houses. Some rentals poorly maintained. Too many rental units. Too many rentals. Owners of rental property who do not keep up the premises. Some shoddy rental properties. Rental properties – property upkeep hurts resale value. Rentals. Renters that let trash blow all over the neighborhood. Slum landlords. Rentals. We need a policy for rentals like West Lafayette.

2. Traffic: (eight responses)

Traffic. Traffic – speeding on Park and Wallace, no stopping at stop sign. Speed at which cars travel (exceeding speed limit) on Kossuth St, South St, and 26<sup>th</sup> and others. Loud stereos in cars! Speeding on S. 26<sup>th</sup> and S. 29<sup>th</sup> as if human beings don't live there and it's a "bypass" @ 50 mph. Traffic. The complete lack of police around the park. Maybe once a week I see a police car on Wallace Ave.

3. Hospital Infringement: (five responses)

Hospital usurping area. Infringement of Home Hospital and physician offices. Trying to keep it looking residential with all the medical buildings and the hospital; parking on my street has improved since the hear doctors moved out of their bldg on Ferry Street. Hospital infringement. Hospital "moving in on" the neighborhood.

4. Maintenance: (four responses)

Poorly maintained homes. Some homes are in decrepit condition; lawns and exteriors are not maintained. No neighborhood rules – junk on porches and in the yards, old cars parked in back yards or on the streets, dogs barking constantly. Older/lower-income neighborhood and for the most part the up keep on houses and yards are not very good.

5. Infrastructure: (three responses)

a) Outdated infrastructure. Some streets need repaving. The sidewalks are in very bad condition and curbs.

Parking: (three responses)

b) Limited parking. Parking for blocks around the Baptist Church on Kossuth, especially S. 29<sup>th</sup> Street on both sides of Kossuth – The church

has many activities throughout the week and cars take over the streets, making driving dangerous at times. Employers not providing enough off-street parking for employees and customers.

Business Encroachment: (three responses)

c) Encroachment of business. Rezoning – business “moving in” (setting up businesses in houses). People having businesses in their home, taking up parking or leaving yard-lawn vehicles on the street or property – looks junky.

6. Miscellaneous: (one response each)

a) Poor planning with regard to home styles (e.g. 2 story homes next to 1 story duplexes).

b) Narrow streets

c) (In Columbian Park) Water comes across walkway during and after rains blocking thoroughfare near maintenance building – It becomes an impassable wall of mud and water.

d) Visitors to area not respecting those who live here and their property.

e) Dog owners who trespass and don't clean up after their pets.

f) Lack of any action on desirable changes.

g) The alleys! Parked junkers in alleyways.

h) Generally, just a lack of modern industries and retail spots. However, that is strength too.

i) Lack of neighborhood pride.

j) Methlabs

k) Geese near the lagoon poop on the sidewalk.

l) Ruining Columbian Park.

## COLUMBIAN PARK NEIGHBORHOOD SURVEY RESULTS

### WHAT ARE THE GREATEST **CHALLENGES** TO THE NEIGHBORHOOD'S FUTURE?

1. Maintenance of property: (ten responses)  
Maintaining single-family homes thru improvements, etc. Maintaining the residential property value. Need to maintain single-family dwellings. Promoting proper home maintenance. Clean up alleys, remove trashed refrigerators and cars. Some back yards need attention. Keep level of personal home maintenance up. Maintaining "quality" of homes. Ownership and pride in upkeep of personal property. Dilapidation of homes.
2. a) No more rentals: (nine responses)  
Preventing rental units from taking over neighborhood. Keeping houses owner-occupied. Encouraging owner-occupied residences. Rental owners who do not care about neighborhood. Housing being turned into rental properties – loss of homeownership. Home pride, homeowners take pride in their homes, Renters don't. Making landlords more responsible – also renters. Rentals. Develop a code for rental property that can be enforced.  
  
b) Columbian Park Issues: (nine responses)  
Continued efforts to improve Columbian Park. Expansion of the zoo and ground maintenance and repair at Columbian Park. Encroachment of Columbian Park. Good neighborhood zoo and I know planning to update it. No swimming pool for adults or adults to work out pool - Just for up to around 12-15 years old to play pool. Take back our park and make it close to what it was. For the park personnel to understand that's our park. Being able to keep the Colt World Series here. Keeping the restrooms up to code.
3. Traffic Problems: (six responses)  
Reducing traffic problems, such as drivers zooming through side streets to "beat" stoplights. Dealing with increasing traffic. Traffic on South Street. Traffic flow and visibility at cross streets due to parked vehicles. Traffic, cars go too fast down my street. With the increased traffic over the last few years, it's nearly impossible to make a left turn onto South Street.
4. Home Hospital Encroachment: (five responses)  
Encroachment of Home Hospital. Preventing "hospital sprawl". Property purchased for hospital or offices. Medical encroachment. Neighborhood input into hospital infringement decisions.

5. a) Zoning concerns: (four responses)  
Keep the rezoning. Zoning. Changing city and rezoning. Rezoning.
- b) No more multi-family: (four responses)  
Resisting multiple housing. Limit multifamily units. Try to maintain single-family housing. To keep neighborhood intact – don't allow apartment complexes to go in.
6. Safety Issues: (three responses)  
Protecting ourselves and property from outsiders. Monitor park for gangs, etc. Keeping neighborhood safe (i.e. vandalism).
7. a) Keep it residential: (two responses)  
Keeping the area residential – it is in a prime spot for many types of businesses – Please don't let that happen! Keeping area residential.
- b) Parking Issues: (two responses)  
Encouraging off-street parking provisions; enforce 5 day limit. Limited parking in park area.
- c) Infrastructure: (two responses)  
Maintaining old sewer system. Sewer system problems – city needs to get their act together on this.
8. Miscellaneous: (one response each)
- Narrow highway Indiana 26 which must and should be widened.
  - Overcoming the attitude that this is primarily a residential neighborhood and all business establishments are undesirable and encroach on residents.
  - Keeping residents aware of your services (how about sending more newsletters of information and inspiration!!
  - A monthly newsletter with news from each street, written and delivered by residents.)
  - Helping the new Spanish/Mexican residents with housing and other needs.
  - We must become a strong group to make changes.
  - How can we get more people involved?
  - Population demographics.
  - Keeping the area “historic” by preservation, etc.
  - I go to some of your meetings and like them - I cannot meet on Thursday night.
  - The wild animal keeping person on Park Avenue.
  - Sidewalks, dogs running loose.
  - Plant more street trees.
  - Maybe celebrate occasions like 9<sup>th</sup> Street Hill.

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| <p>RESULTS OF COLUMBIAN PARK NEIGHBORHOOD SURVEY<br/>COMMENTS RECEIVED</p> |
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- I love it here and wouldn't want to live anywhere else.
- Don't zone any more areas for businesses.
- Keep home and family day-to-day quality living as a top priority.
- Small playground areas for children (are needed).
- Pretty spots for senior citizens and others to sit on a bench and relax are needed – not everyone can get to Columbian Park –it is often crowded.
- Dogs are a problem – all too often they run loose.
- I honestly feel that you do a rather good job overall.
- I want to keep our area safe and as peaceful as possible!
- The “Water Park” that no one wanted has been open 2 summers and the requisite stop light at Main and Scott hasn't been installed yet!!
- Would like to see speed bumps at stop sign on Park Ave. It's like a drag-racing strip at times, especially in the summer.
- I am very interested in the neighborhood association, but have been unable to attend meetings due to illness. Hope to be there in April.
- To be honest, this is one of the nicer neighborhoods in the city. I bought our home on Kossuth Street in 1985 and have not regretted it.
- I just bought a house on Wallace Avenue and absolutely love it here! Want to be involved however possible – also community events would be “sporting”.
- Have lived in the neighborhood many years and have enjoyed our neighbors and the beauty of the area.
- I would like to go to March 7, but if I do, no choir night for me.
- Need more parking at times and from the meeting future plan our good.
- We still need trash pick up in the alley. The red trucks will fit and if they don't, we need to improve the alleys.
- The ducks – I don't walk on the nice new sidewalk by the lagoon.
- Landlords should put in their leases that tenants must keep their trash and yards neat and orderly – only put trash out the day/night before pick-up.
- Overall, it's a great neighborhood.
- Hopefully we can be more aggressive on these issues.
- Would like to see one councilman be more interested.
- Cannot attend meeting on March 7. Will you please email or mail the meeting minutes to me?
- Need more signs for directions thru the park, like how to find the restrooms.
- The speed limit is 20 mph, but 40 to 60 is more like it.





## Appendix C

### COLUMBIAN PARK NEIGHBORHOOD MEETINGS ATTENDEES

- |     |                     |     |  |
|-----|---------------------|-----|--|
| 1.  | Bill Burton         | 38. | Terry Walkup   |
| 2.  | Cozette Carlson     | 39. | Margaret Warren  |
| 3.  | Ed Carlson          | 40. | Brian Whitus   |
| 4.  | Nancy Cook          | 41. | John Burns, Area Plan<br>Commission                                    |
| 5.  | Dr. Steve Cook      | 42. | Doug Eberle, Greater<br>Lafayette Health Services                      |
| 6.  | Perri Cyr           | 43. | Kathy Lind, Area Plan<br>Commission                                    |
| 7.  | Dave Deno           | 44. | Nancy Morlan, Coldwell<br>Banker Shook Agency                          |
| 8.  | Tracy Deno          | 45. | Mike Moss, Lafayette Parks<br>Department                               |
| 9.  | Margy Deverall      | 46. | Adam Murphy, Lafayette<br>Neighborhood Housing<br>Services             |
| 10. | Dawn Dilley         | 47. | Valerie Oakley, Lafayette<br>Community Development<br>Office           |
| 11. | Ken Doyle           | 48. | Marianne M. Owen,<br>representing Greater<br>Lafayette Health Services |
| 12. | Jack Gerhart        | 49. | Tom Peck, Greater Lafayette<br>Health Services                         |
| 13. | Phyllis Hanstra     | 50. | Heather Prough, Area Plan<br>Commission                                |
| 14. | Mary Haper          | 51. | Jack Rhoda, Lafayette City<br>Council                                  |
| 15. | John Hileman        | 52. | Krista Trout, Area Plan<br>Commission                                  |
| 16. | Shirley Hileman     |     |  |
| 17. | Ernest Jenkinson    |     |  |
| 18. | Jim Julian          |     |  |
| 19. | Barbara Kenworthy   |     |  |
| 20. | Kenny Kenworthy     |     |  |
| 21. | Dave Leaman         |     |  |
| 22. | Pat Leaman          |     |  |
| 23. | John C. Lenin       |     |  |
| 24. | Connie McCool       |     |  |
| 25. | Rosamond McCool     |     |  |
| 26. | Chris Meyer         |     |  |
| 27. | John Riehle         |     |  |
| 28. | Teresa Riehle       |     |  |
| 29. | Lyle Rupp           |     |  |
| 30. | Nancy Siple         |     |  |
| 31. | Bernard Smit        |     |  |
| 32. | Steve Stofferahn    |     |  |
| 33. | Kim Taylor          |     |  |
| 34. | Francis R. Thoennes |     |  |
| 35. | Sue Vilmer          |     |  |
| 36. | Dan Walkup          |     |  |
| 37. | Jerry Walkup        |     |  |

